

036.A

0001

0001.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRAISED:

Total Card / Total Parcel

168,500 / 168,500

USE VALUE:

168,500 / 168,500

ASSESSED:

168,500 / 168,500


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: ATINIZ NIGOGHOS/ TRUSTEE	
Owner 2: DER SAHAGIAN REALTY TRUST	
Owner 3:	

Street 1: 96 CRESTVIEW RD

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry Own Occ: N

Postal: 02478 Type:

PREVIOUS OWNER

Owner 1: PAPAGNI MARGARET TRUSTEE -

Owner 2: PAPAGNI FAMILY TRUST -

Street 1: 275 LOWELL ST

Twn/City: LYNNFIELD

St/Prov: MA Cntry

Postal: 01940

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 456 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	168,500			168,500		124494
							GIS Ref
							GIS Ref
							Insp Date
							09/28/17

PREVIOUS ASSESSMENT								Parcel ID	036.A-0001-0001.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	168,500	0	.	.	168,500		Year end	12/23/2021	
2021	102	FV	166,200	0	.	.	166,200		Year End Roll	12/10/2020	
2020	102	FV	161,600	0	.	.	161,600	161,600	Year End Roll	12/18/2019	
2019	102	FV	149,100	0	.	.	149,100	149,100	Year End Roll	1/3/2019	
2018	102	FV	141,600	0	.	.	141,600	141,600	Year End Roll	12/20/2017	
2017	102	FV	132,100	0	.	.	132,100	132,100	Year End Roll	1/3/2017	
2016	102	FV	132,100	0	.	.	132,100	132,100	Year End	1/4/2016	
2015	102	FV	124,900	0	.	.	124,900	124,900	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
PAPAGNI MARGARE	77943-249	2	6/4/2021	Mult Lots		640,000	No	No							
PAPAGNI DOMINIC	26940-143		12/27/1996				1	No	No	A					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/28/2017												DGM					
11/6/2000																	
5/6/2000												197	PATRIOT				
6/1/1983												SL					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			BK:25476 PG:322, Building Number 3.										
Sty Ht: 1	- 1 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1	- Concrete			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath:	Rating:													
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 4	- Flat			OTHER FEATURES														
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1										
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O										
View / Desir: N	- NONE			Frl:	Rating:			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C	- Average			CONDO INFORMATION				Lvl 2										
Year Blt: 1965	Eff Yr Blt:				Location: R	- Rear			Lvl 1									
Alt LUC:				Total Units:				Lower										
Jurisdict:				Floor: G	- Ground Floor			Totals				RMs: 3	BRs: 1	Baths: 1	HB			
Const Mod:				% Own: 0.781799972														
Lump Sum Adj:				Name: 5 - 6011														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal	2	- Plaster		Functional:				%	Interior:	1	3	1	0					
Sec Int Wall:				Economic:				%	Additions:									
Partition: T	- Typical			Special:				%	Kitchen:									
Prim Floors: 4	- Carpet			Override:				%	Baths:									
Sec Floors:				Total:	30.6 %				Plumbing:									
Bsmnt Flr:				CALC SUMMARY					Electric:									
Subfloor:				Basic \$ / SQ:	325.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.81578946					General:									
Electric: 3	- Typical			Const Adj.: 0.93984729														
Insulation: 2	- Typical			Adj \$ / SQ: 554.634														
Int vs Ext: S				Other Features: 32660														
Heat Fuel: 3	- Electric			Grade Factor: 1.00														
Heat Type: 6	- Elec Base/B			NBHD Inf: 0.85000002														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100				LUC Factor: 1.00														
Solar HW: NO				Adj Total: 242737														
% Com Wal				Depreciation: 74277					Juris. Factor:		Before Depr:	471.44						
				Depreciated Total: 168459					Special Features: 0		Val/Su Net:	369.52						
									Final Total: 168500		Val/Su SzAd:	369.52						
MOBILE HOME				Make:				Serial #:				Year:	Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 036.A-0001-0001.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:								Total:					